

City Council
Atlanta, Georgia

06-O-0955

A SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-06-44
Date Filed: 4-10-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1155 Hill Street, S.E.**, be changed from the I-1-C (Light Industrial-Conditional) District to the MRC-2 (Mixed Residential Commercial) District to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 55 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey/map.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

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SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1155 Hill Street, S.E.** be changed from the I-1-C (Light Industrial-Conditional) District to the MR5-A (Multi-family residential) District, to wit:

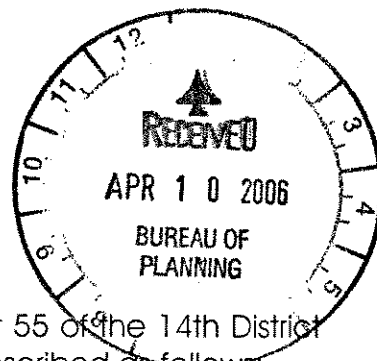
ALL THAT TRACT or parcel of land lying and Land Lot 55 of the 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

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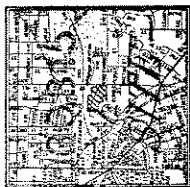
1155 HILL STREET
LEGAL DESCRIPTION



All that tract or parcel of land lying and being in Land Lot 55 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the westerly right-of-way of Hill Street (40' R/W) with the northerly right-of-way of Englewood Avenue (not open, apparent 30' R/W, f.k.a. Englewood Street); thence along said right-of-way of Englewood Avenue South 89 degrees 16 minutes 07 seconds West a distance of 272.27 feet to a ½ inch rebar found; thence North 24 degrees 22 minutes 31 seconds West a distance of 425.00 feet to a ½ inch rebar found; thence South 65 degrees 18 minutes 57 seconds West a distance of 268.51 feet to a ½ inch rebar found; thence North 00 degrees 36 minutes 31 seconds West a distance of 150.00 feet to a ½ inch rebar set; thence South 89 degrees 12 minutes 29 seconds West a distance of 520.70 feet to a ½ inch rebar found; thence North 01 degrees 28 minutes 05 seconds West a distance of 159.84 feet to a ½ inch rebar set; thence along a curve to the right an arc distance of 549.50 (being subtended by a chord distance of 547.50, a bearing of North 71 degrees 57 minutes 51 seconds East and a 1859.86 foot radius) to a ½ inch rebar set; thence South 02 degrees 07 minutes 00 seconds East a distance of 146.00 feet to a ½ inch rebar set; thence South 85 degrees 54 minutes 34 seconds East a distance of 498.00 feet to a ½ inch rebar set; thence South 00 degrees 33 minutes 34 seconds East a distance of 200.00 feet to a ½ inch rebar set; thence South 86 degrees 28 minutes 34 seconds East a distance of 198.90 feet to a concrete monument found on said right-of-way of Hill Street; thence along said right-of-way South 00 degrees 51 minutes 26 seconds West to said ½ inch rebar set and the POINT OF BEGINNING. Said tract containing 8.7194 acres as shown on survey prepared by Pearson & Associates, Inc., dated February 2, 2004.

2-06-44

[illegible]

528
CROSS MOLLY W.

1555 HILL STREET

Legal Description

[illegible]

~~TOTAL AGREEMENT: 8.7194~~

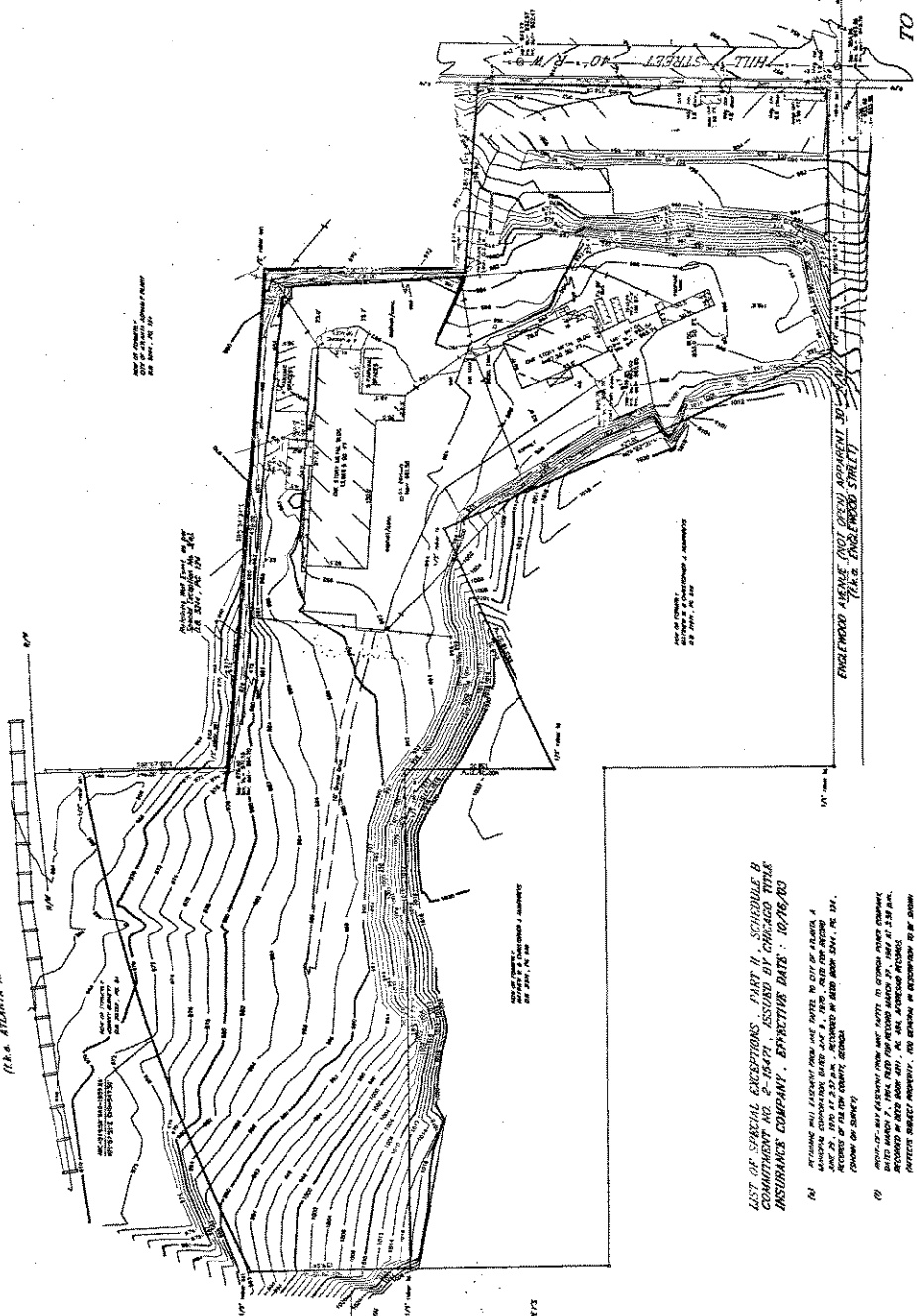
RECEIVED
APR 10 20
BUREAU OF
PLANNING

TO BE DETERMINED & CHICAGO
TITLE INSURANCE COMPANY

LAND LOT 56
TULSON, COUNTY
16TH DISTRICT
GEORGIA
FEBRUARY 2, 2004



PLAT NO. 04-0180676



© 1996 by John Wiley & Sons, Inc.

DATE: February 2, 2004
 WILLIAM W. DUBOIS

THAT PLAT IS BASED UPON FIELD DATA WHICH HAS A
PERCENTAGE ERROR OF ONE FOOT IN 10,000 + FEET. AN
APPROXIMATE ANGULAR ERROR OF 20 SECONDS FOR EACH POINT
AND WAS ADJUSTED USING THE CLOSEST MEAS.

1. The first step in the process is to identify the problem. This involves gathering information about the situation and the people involved.

Year	Age	Sex	Height (cm)	Weight (kg)	Body Mass Index (kg/m ²)	Waist Circumference (cm)	Hip Circumference (cm)	Waist-Hip Ratio	Trunk Fat (%)	Visceral Fat (%)	Subcutaneous Fat (%)	Trunk Fat (mm)	Visceral Fat (mm)	Subcutaneous Fat (mm)
1990	20	M	170	65	22.0	85	95	0.89	15	10	5	10	5	5
1991	21	M	172	68	22.5	88	98	0.90	16	11	6	11	6	6
1992	22	M	174	70	22.8	90	100	0.91	17	12	7	12	7	7
1993	23	M	176	72	23.0	92	102	0.91	18	13	8	13	8	8
1994	24	M	178	75	23.3	95	105	0.90	19	14	9	14	9	9
1995	25	M	180	78	23.6	98	108	0.91	20	15	10	15	10	10
1996	26	M	182	80	23.8	100	110	0.91	21	16	11	16	11	11
1997	27	M	184	82	24.0	102	112	0.91	22	17	12	17	12	12
1998	28	M	186	85	24.3	105	115	0.91	23	18	13	18	13	13
1999	29	M	188	88	24.6	108	118	0.91	24	19	14	19	14	14
2000	30	M	190	90	24.8	110	120	0.92	25	20	15	20	15	15
2001	31	M	192	92	25.0	112	122	0.92	26	21	16	21	16	16
2002	32	M	194	95	25.3	115	125	0.92	27	22	17	22	17	17
2003	33	M	196	98	25.6	118	128	0.92	28	23	18	23	18	18
2004	34	M	198	100	25.8	120	130	0.92	29	24	19	24	19	19
2005	35	M	200	102	25.5	122	132	0.92	30	25	20	25	20	20
2006	36	M	202	105	26.0	125	135	0.92	31	26	21	26	21	21
2007	37	M	204	108	26.3	128	138	0.92	32	27	22	27	22	22
2008	38	M	206	110	26.5	130	140	0.93	33	28	23	28	23	23
2009	39	M	208	112	26.5	132	142	0.93	34	29	24	29	24	24
2010	40	M	210	115	26.2	135	145	0.93	35	30	25	30	25	25
2011	41	M	212	118	26.4	138	148	0.93	36	31	26	31	26	26
2012	42	M	214	120	26.4	140	150	0.93	37	32	27	32	27	27
2013	43	M	216	122	26.3	142	152	0.93	38	33	28	33	28	28
2014	44	M	218	125	26.2	145	155	0.93	39	34	29	34	29	29
2015	45	M	220	128	26.2	148	158	0.93	40	35	30	35	30	30
2016	46	M	222	130	26.2	150	160	0.93	41	36	31	36	31	31
2017	47	M	224	132	26.2	152	162	0.93	42	37	32	37	32	32
2018	48	M	226	135	26.2	155	165	0.93	43	38	33	38	33	33
2019	49	M	228											

LIST OF SPECIAL EXCEPTIONS, PART II, SCHEDULE B
COMMITMENT NO. 2-13471, ISSUED BY CHICAGO TITLE
INSURANCE COMPANY, EFFECTIVE DATE: 10/16/03

DETAINING MAN) EASTMAN HAD ONE INTERVIEW TO CITY OF ATLANTA, A MUNICIPAL CORPORATION, DATED JAN. 3, 1970, FILED FOR RECORD, JUNE 28, 1970 AT 2:37 P.M., RETURNED BY DATED BOOK 5344, PG. 134. RECORDS OF FLENN COUNTY, GEORGIA

RECEIVED AND INDEXED IN BUREAU OF INVESTIGATION ON MARCH 7, 1964. FILED IN NEW YORK OFFICE OF THE ATTORNEY GENERAL ON MARCH 7, 1964. AT 11:38 AM.

REFERENCE PLAT(S)

- [illegible]

[illegible]

Z-0644

RCS# 231
5/01/06
3:04 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 06-O-0952, 0953, 0954, 0955, 0956, 0957,
06-O-0958, 0959, 0960, 0961, 0962 & 0967
REFER

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Hall	Y Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
NV Winslow	Y Muller	NV Sheperd	NV Borders

MULTIPLE